

**Zoning By-Law Review Committee  
Minutes  
March 12, 2012**

Present: Patrick Doherty, Liana Moore, Shirley Smith

The meeting was called to order at 7:03 P.M. Liana made a motion to accept the minutes as written. Shirley stepped down to second the motion. All were in favor and the motion passed.

**Parking Regulations**

Patrick had provided parking regulations from another town as a basis for a new and comprehensive Section 2.03 entitled Off Street Parking and Loading. The committee spent the greater part of the meeting reviewing and revising the entire document, including 24 questions, comments and observations that Shirley had inserted, so that it would be more specifically applicable to the Town of Mendon.

**Use of Land and Structures**

The committee corrected a number of typos. Shirley called attention to a potential conflict between the buffer zone to residential dwellings designated as 200 feet in 3.01 (c) (8) and the 6 feet required in 4.02 (j) (xi) Site Plan Review. Since this buffer zone had originally been only for the protection of neighborhoods abutting the Highway Business District, the committee agreed to insert that language into the paragraph. In addition, Liana reminded the committee about Bob Poxon's comments and the discussion of Non-Conforming Uses. She proposed deleting this Section 2.04 from the Zoning By-Laws and said she would include language on Non-Conforming Uses in the Use of Land and Structures section. The committee also agreed that a short meeting should be held just prior to the March 26<sup>th</sup> public hearing. Shirley said she would post the meeting.

**March 26<sup>th</sup> Public Hearing**

Patrick made a motion to vote to accept the following as amended:

- # 1 Delete Section 1.03 and replace with a new Section 1.03
- #2 Amend Section 2.06 (d) (i) 1) by deleting 74 sq. ft. and replacing with 50 sq. ft.
- #3 Amend Section 2.06 e (i) by deleting 144 sq. inches and replacing with 2 sq. ft.
- #4 Amend Section 1.02 by adding a paragraph on the definition of terms before the first sentence.
- #5 Amend Section 1.02 by deleting 1.02 (a) and replace with a new definition for Accessory Use or Structure
- # 6 Amend Section 1.02 by deleting 1.02 (b)
- #7 Amend Section 1.02 by deleting 1.02 (f) and replacing with a new 102 (f).
- #8 Amend Section 1.05 by deleting the first line of Section 1.05 (b) and replacing with a new first line
- #9 Amend Section 1.05 by deleting 1.05 (c)
- #10 Rename Residential District to Article III Use Regulations
- #11 Delete Section 3.01 and replace with a new Section 3.01
- #12 Delete Section 2.03 and replace with a new Section 2.03
- #13 Delete Article III and rename as Article IV
- \$14 Delete Section 4.01
- #15 Delete Section 2.05
- #16 Delete Section 1.06 (e)
- #17 In the Town of Mendon By-Laws Chapter XI, delete Section 9

Liana seconded the motion. All were in favor and the motion passed.

### **Proposals for a Subsequent Public Hearing**

The first of these was Section 3.03 the Rate of Development By-Law. The Town Clerk had informed Shirley that, even though this had expired, it still had to go to Town Meeting in order to be deleted. This had been voted on at a previous meeting.

The second was the deletion of Section 1.06 (c) Provisions for Applying for a Special Permit. This stated that any new structure or alteration of an existing structure in the Business District That resulted in an increase of 300 square feet of gross floor space would require a Special Permit. This was in conflict with the 10,000 square feet stipulated in Section 3.01, Use of Land and Structures. Liana made a motion to delete Section 1.06 (c) contingent upon approval of the Use Regulations By-Law. Patrick seconded the motion. All were in favor and the motion passed. The committee agreed that these two items should be presented to the Planning Board after the March 26<sup>th</sup> public hearing.

Liana made a motion to adjourn and Patrick seconded the motion. All were in favor and the meeting adjourned at 9:10 P.M.

Respectfully submitted,  
Shirley Smith